044.A	0007	0074.1	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	864,300	/	864,300
USE VALUE:	864,300	/	864,300
ASSESSED:	864,300	/	864,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		PARK ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	DONOVAN JOHN W & MACHO MATT C	
Owner 2:		
Owner 3:		
Street 1:	74 PARK ST UNIT 1	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	ROTHFUCHS DEVELOPMENT INC -
Owner 2:	-
Street 1:	17 THOREAU RD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2007, having primarily Clapboard Exterior and 2831 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	864,300			864,300
Total Card	0.000	864,300			864,300
Total Parcel	0.000	864,300			864,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.30 | /Parcel: 305.30

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

310459

GIS Ref

GIS Ref

Insp Date

05/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 044.A-0007-0074.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	864,300	0	.		864,300		Year end	12/23/2021
2021	102	FV	848,900	0	.		848,900		Year End Roll	12/10/2020
2020	102	FV	833,500	0	.		833,500	833,500	Year End Roll	12/18/2019
2019	102	FV	812,700	0	.		812,700	812,700	Year End Roll	1/3/2019
2018	102	FV	737,900	0	.		737,900	737,900	Year End Roll	12/20/2017
2017	102	FV	660,000	0	.		660,000	660,000	Year End Roll	1/3/2017
2016	102	FV	660,000	0	.		660,000	660,000	Year End	1/4/2016
2015	102	FV	607,100	0	.		607,100	607,100	Year End Roll	12/11/2014

!15641!

PRINT

Date	Time
12/30/21	21:06:25

LAST REV

Date	Time
05/31/18	17:41:03
danam	

USER DEFINED

Prior Id # 1:	31664
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15641

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROTHFUCHS DEVEL	51268-448		8/4/2008		650,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2009	951	Manual	17,425					
4/4/2007	211	New Buil	310,000			G9	GR FY09	DUPLEX TOWNHOMES

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
1/13/2009	NEW CONDO	BR	B Rossignol
12/3/2008	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8025													G10			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:
Spl Credit		Total:							

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2007	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1M - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	50	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	3.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		3.6 %

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.82017076
Const Adj.:	0.99989998
Adj $ / SQ:	205.022
Other Features:	56660
Grade Factor:	1.33
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	896606
Depreciation:	32278
Depreciated Total:	864328

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	354.48
Special Features:	0	Val/Su Net:	305.30
Final Total:	864300	Val/Su SzAd	461.21

SKETCH

UnSketched SubAreas:
GLA: 1874,
BMT: 957,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,874	205.020	384,212
BMT	Basement	957	81.190	77,698
Net Sketched Area:		2,831	Total:	461,910
Size Ad	1874	Gross Area	2831	FinArea 2831

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

044.A-0007-0074.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: